

**Rules**

**And**

**Regulations**

# SCOTTSDALE ADOBE RANCH HOMEOWNERS ASSOCIATION

## RULES AND REGULATIONS

Failure to comply with the Rules and Regulations may result in fines being levied against homeowners. These rules are subject to revision, as necessary.

### I. ARCHITECTURAL AND LANDSCAPING

1. Building Code. All construction shall conform to the Uniform Building Code.

2. Buildings, Walls, Fences. No building, wall or fence shall be constructed upon any lot or common area without prior approval of the Adobe Ranch Architectural Committee and obtaining a City of Scottsdale Building Permit.

3. Drainage. There shall be no encroachment into the drainage easement of the rear yard of the townhomes.

4. Front. No construction or changes shall be permitted to the front of the townhome except maintenance to restore original appearance. All exterior paint, texture and trim shall match and the roof line shall match the existing ceiling height.

5. Landscaping. All landscaping changes to the front of the townhome are to be approved by the Architectural Review Committee.

6. Plans. All proposed construction to the Architectural Review Committee shall set forth the nature, kind, shape, height and construction materials.

7. Plateline. There shall be no construction permitted above the existing plateline of the townhome.

8. Rear Setbacks. All set backs shall be maintained in accordance with the Scottsdale Zoning Ordinance and Adobe Ranch Subdivision Plat.

9. Room Additions. All proposed room additions shall be of the same materials used in the construction of the townhome in a fashion that maintains the architectural design of existing townhomes. Arizona rooms, sheds and other temporary structures are expressly prohibited.

II. PARKING

1. No trailer, truck, truck camper, motorhome, boat, boat trailer, automobile or other vehicle of any kind shall be parked overnight in the street.

2. No trailer, truck, truck camper, motorhome, boat, boat trailer, automobile or other vehicle of any kind shall be parked at any time on the vacant lots.

3. There will be no construction, reconstruction or repairs done on any vehicle upon any lot or street within the Scottsdale Adobe Ranch Townhomes. This does not apply to emergency repairs.

4. The Association shall have the right, but not the obligation, to tow away or cause to be towed away any vehicle which is in violation of these rules at the expense of the owner.

III. PETS

1. Dogs, cats and other household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose.

2. The leash law is in effect in Scottsdale and here at Adobe Ranch Townhouses. You are not permitted to allow your dog or cat to roam free, regardless of the time of day or night. You are not permitted to chain your dog or cat unattended in any common area, including the area in front of or around your front door. Pets roaming free are subject to impoundment and/or the owner responsible for such a pet may be fined.

3. You are requested to walk your pets off the premises. When walking your pet on the property, a proper receptacle shall be carried to remove any excretory matter which may be deposited by said pet. All pet owners must pick up after their animals immediately.

4. Dogs must be restrained from excessive barking whether inside or outside the unit.

5. All places where any pet is kept is to be clean and sanitary. "Unsanitary" is herein defined to mean a condition which is likely to cause odors, attract vermin or rodents or endanger the public health or welfare.

6. Any damage caused by a pet to the commons areas will be repaired or replaced by the Association at the pet owner's expense. The HOMEOWNER shall be liable for the expense incurred by pets of his tenants or guests.

IV. SWIMMING POOL AND SPA

1. Proof of residency may be required in pool area. Inability to provide proof of residency will result in the offender being required to leave pool area.

2. For child safety and insurance reasons, the pool entry gate **MUST BE** closed and locked after you enter or leave the pool area.

3. Children under fourteen (14) **MUST** be accompanied by a resident adult (18 or older) at all times for the safety of the children.

4. Children under eighteen (18) will not be allowed in the pool area after 10:00 p.m. unless accompanied by a resident adult (18 or older).

5. Use the spa wisely. It is not a child's play pool. Children under the age of fourteen should not use spa. Persons with health problems should consult their physician before using spa.

6. No soap of any kind, at any time, should be put in pool or spa. Offenders will be required to pay all costs of restoring or repairing any damage caused by soap put in pool or spa.

7. Absolutely no animals are permitted inside fenced pool area. The Maricopa County Health Department will close down the pool area if evidence of pets or pet hair is found. Owner of the pet will be fined and will be required to pay all costs of draining and filling pool or spa to restore them back to Maricopa County Health standards.

8. Do not go into pool/spa after using oils or lotions. They clog the filtering system and cause ugly rings on the tile. Use the showers before entering pool/spa.

9. Proper swimwear only while in pool/spa. No jeans or cutoffs.

10. Drinks must be in nonbreakable containers. No glass or styrofoam containers will be allowed in pool/spa area.

11. No running, diving or horseplay in pool/spa area. In addition, no bicycles, skateboards, skates, etc. are allowed in pool/spa area.

12. Stereos and radios are to be kept at a reasonable level. Please respect your fellow homeowners and turn down the volume if asked to do so.

13. Trash containers and ashtrays are provided to keep the area clean. Please use them.

14. Use common courtesy when using pool play equipment. No large play equipment (such as large floating rafts, boats, etc.) will be allowed when others are in pool area. Styrofoam-type equipment also is not allowed in pool area.

15. Quiet hours are from 10:00 p.m. through 6:00 a.m.

V.

MISCELLANEOUS

1. Loud music, noise, etc. will not be permitted Sunday through Thursday after 10:00 p.m. and 12:00 midnight, Friday and Saturday. Be considerate of your neighbors when playing radios, stereos and televisions at all times.

2. Do not dump any type of waste or hazardous materials into the streets. Consult the Rural/Metro Fire Department for proper disposal of any waste or hazardous materials.

3. Trash dumpsters must be returned to your garage as soon as reasonably possible on trash pick up days (Monday and Thursday).

4. Clothelines should be removed after use, never left overnight. Clothes should be aired or dried early in the morning. Clothes and clotheslines are unsightly and detract from the beauty of our townhomes. Everyone should comply with this rule to maintain the integrity of the area.